

5 Chapel Green Chapel Lane
Ross-On-Wye HR9 7WG

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £675,000

A BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME, OPEN PLAN KITCHEN / DINER, MASTER EN-SUITE and LARGE 65 X 55' GARDEN. The property BOASTS the very LATEST TECHNOLOGY in ECO FRIENDLY LIVING, situated in a beautiful COUNTRYSIDE VILLAGE location.

Gorsley offers amenities to include a Post Office / shop with coffee house, primary school, public house, Baptist chapel, C of E church and bus service to Ross-on-Wye, Newent and Gloucester for further amenities.

For the commuter access can be gained to the M50 motorway (junction 3) for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.



Enter property via composite double glazed front door into:

ENTRANCE HALLWAY
Tiled floor, storage cupboard, stairs lead to the first floor, door leading to:

CLOAKROOM
Tiled floor, WC, vanity wash hand basin with cupboard below, mixer tap, mirror with light.

LIVING ROOM
14'6" x 17'7" (4.44 x 5.38)
A lovely spacious room featuring floor to ceiling windows on two sides to flood the room plenty of natural light. A feature of the room is the Di Lusso R4 Euro wood burning stove.

KITCHEN / DINING ROOM
17'7" x 17'7" (5.38 x 5.38)
A large open plan room with ample worktop area and plenty of space for a large dining table and chairs. The dining area features full width bi fold doors opening out on to the patio and garden, a side aspect window. The kitchen is locally handmade and features soft close doors and drawers, granite worktops and upstands, one and a half bowl sink with mixer tap, quality Bosch built in appliances to include two full sized fridge/freezers, dishwasher, oven, microwave oven, warming drawer, five ring induction hob and electrically operated hidden extractor, porcelain tile flooring throughout.

STUDY
7'1" x 13'2" (2.17 x 4.03)
A useful extra living space featuring side aspect window.

UTILITY
6'0" x 8'2" (1.85 x 2.51)
Space and plumbing for washing machine and tumble dryer, two bowl sink with mixer tap, cupboards housing the hot water tank and heat ventilation and heat recovery system (MHVR), porcelain tile flooring, rear aspect window. Door leading into the garage.

FRMO THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR:

LANDING
Large airing cupboard, luxury carpet flooring, full height ceilings with Velux roof window.













MASTER BEDROOM
14'9" x 15'3" (4.52 x 4.67)
A fantastic spacious room with plenty of natural light due to the large floor to ceiling rear aspect window, with a pleasant outlook towards neighbouring woodland. Two double built-in wardrobes provide plenty of storage space. Inset spotlighting.

EN-SUITE
White sanitary-ware, ceramic wall tiles, large walk-in shower cubicle, vanity unit with mixer tap, illuminated heated mirror, inset spotlighting, chrome heated towel rail, LVT flooring.

BEDROOM 2
12'8" x 9'8" (3.88 x 2.97)
Another spacious double bedroom featuring inset spotlighting, two double built-in wardrobes, front aspect window.

BEDROOM 3
18'8" x 8'7" (5.69 x 2.63)
A good sized double bedroom featuring, inset spotlighting, access to roof space, front aspect window.

BEDROOM 4
14'7" x 8'7" (4.47 x 2.63)
A good sized double bedroom featuring inset spotlighting, front aspect window.

BATHROOM
5'8" x 8'2" (1.73 x 2.49)
White sanitary-ware, ceramic wall tiles, bath with mixer tap, vanity unit with mixer tap, inset spotlighting, illuminated heated mirror, chrome heated towel rail, LVT flooring.

OUTSIDE
To the front of the property there is a blocked paved driveway suitable for parking up to four cars.

A side gateway gives access into the large rear garden which is laid to lawn and enclosed by fencing. The property has a large sandstone patio area and pathways around the house, with raised planters and planted beds. A large wooden shed gives plenty of storage and includes a vegetable produce area with raised planters. outside lighting, tap and power points.

INTEGRAL SINGLE GARAGE

21'8" x 11'9" (6.62 x 3.60)

Accessed via electronically operated door, power and lighting, integrated hot water fed dog shower, doors into utility and rear garden. The property aslo benefits from a EV charger with a 4kW battery.

ECO FRIENDLY FEATURES

- Solar panels on the roof to provide a substantial amount of your energy needs.
- Samsung Air Source Heat Pump giving you a free reneweable source of energy to aid the heating system.
- I-switch providing hot water, providing on average 50-70% of your hot water needs.
- High levels of insulation and air tightness, meaning less energy is required to heat your home.
- A whole-house ventilation system (MVHR), providing fresh filtered air into the house continuously, as well as taking heat from the air of bathrooms and kitchens when in use and distributing it to other areas of the house.
- Low maintenance Siberian larch cladding.
- Smart aluminium double glazing.
- Di Lusso R4 Euro wood burning stove.

SERVICES

Mains water and electricity. Treatment plant. Air Source Heat Pump.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Welsh Water - TBC

LOCAL AUTHORITY

Council Tax Band: F
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE

Freehold.









VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Newent, proceed along the B4221 towards Gorsley. Upon reaching the Roadmaker pub, turn left here, where Chapel Lane can be found on the right hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

AGENT'S NOTE

A maintenance charge of £70 PCM applies.

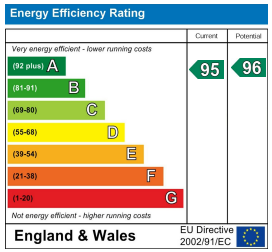


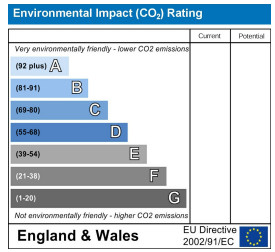












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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

